

Tarrant Appraisal District

Property Information | PDF

Account Number: 03541029

Address: 4603 WILLOW TREE DR

City: ARLINGTON

Georeference: 47160-5-2

Subdivision: WILLOW WOOD ADDITION

Neighborhood Code: 1L140J

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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WILLOW WOOD ADDITION

Block 5 Lot 2

Jurisdictions:

CITY OF ARLINGTON (024) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

KENNEDALE ISD (914)

State Code: A Year Built: 1981

Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/24/2024 Site Number: 03541029

Latitude: 32.6518790932

TAD Map: 2096-356 **MAPSCO:** TAR-109A

Longitude: -97.1805131129

Site Name: WILLOW WOOD ADDITION-5-2 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,247
Percent Complete: 100%

Land Sqft*: 8,509 **Land Acres*:** 0.1953

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

TRICON SFR 2020-2 BORROWER LLC

Primary Owner Address: 15771 RED HILL AVE TUSTIN, CA 92780-7303

Deed Date: 11/11/2020

Deed Volume: Deed Page:

Instrument: D220302920

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2016-1 BORROWER LLC	10/25/2016	D216251785		
TAH HOLDING LP	4/15/2015	D215078548		
BLTREJV3 DALLAS LLC	12/30/2013	D214000385	0000000	0000000
BANK OF NEW YORK MELLON	3/5/2013	D213063165	0000000	0000000
SKEEN AMY	4/28/2006	D206133888	0000000	0000000
CLARK THOMAS T	3/27/2002	00159290000125	0015929	0000125
EMC MORTGAGE CORORATION	1/9/2002	00154520000317	0015452	0000317
B A MORTGAGE LLC	10/2/2001	00151840000422	0015184	0000422
PERRY MARK W	4/29/1999	00137970000348	0013797	0000348
HITT PAUL	4/3/1985	00081390000737	0008139	0000737
THOMAS HITT	8/10/1983	00075820000135	0007582	0000135

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

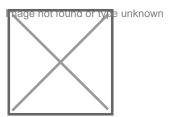
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$168,214	\$55,000	\$223,214	\$223,214
2024	\$195,000	\$55,000	\$250,000	\$250,000
2023	\$229,299	\$40,000	\$269,299	\$269,299
2022	\$167,043	\$40,000	\$207,043	\$207,043
2021	\$135,000	\$40,000	\$175,000	\$175,000
2020	\$135,000	\$40,000	\$175,000	\$175,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

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